



## New Build Detached House in Coastal Resort



### Informações do Revendedor

Name:	David Evans
Nome da Empresa:	Cle France Ltd
País:	Reino Unido
Experience since:	
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
Website:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 446,229.65

### Localização

Country:	França
CEP:	50400
Adicionado:	13/05/2024

#### Informação adicional:

In Granville (50400), in a luxury Residence, come and discover your future new home (RT 2012) type F5 including:

- Ground floor: living room with open kitchen, a bedroom, a bathroom with WC.
- Upstairs: landing serving 3 bedrooms, bathroom, separate WC.

Heating with an AIR-AIR heat pump is installed in the house.

Double-glazed aluminum windows, roller shutters and fiber optic are installed there.

This property also has a terrace and a garden, definitely assets. As well as an attached garage and two parking spaces.

The property's land extends over approximately 200 m<sup>2</sup>.

READY SEPTEMBER 2024. In a quiet area, this house is close to all amenities: the house is located less than a minute from shops and two minutes from schools.



There is a nursery for early childhood less than 10 minutes away on foot.

On the transport side, Granville station is less than 10 minutes away by car.

There is a swimming pool and a library nearby. Restaurants, three bakeries, shops, three supermarkets, a fishmonger and four butchers and delicatessens are also accessible.

Apologies for the For Sale overlay on the images, this particular agent is in a very competitive sector and wishes to protect their images from being copied. If you want to see clean images of this listing simply Make an Enquiry and we will respond.

The department of Manche is in Lower Normandy and is bordered with Calvados, Orne, Mayenne and Ille-et-Vilaine. The English Channel in the west, north and north-west coastlines makes getting here to its many ports very easy from the UK. There is also an airport in Caen and many others are easily accessible in the surrounding regions such as Rennes airport.

History is all over the department through its museums and heritage, discovering the local traditions and culture as well as Chateaux, religious monuments, water mills, maritime sites and gardens is easy to do. The biggest 'must-do' is a visit to Mont Saint Michel.

Tourism plays a major role in the economy of the department which is fine because there is so much to see and do.

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We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)



## Comum

Quartos de dormir: 4  
Banheiro: 2  
Tamanho do lote: 200 m<sup>2</sup>

## Utility details

Heating: Sim

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX5.733.466

